Workingmen's Houses
Locust, South Locust and
Dodge streets, Southern Avenue
Dubuque
Dubuque County
Iowa

HABS 10WA, 31- DUBU,

HABS No. IA-159

### **FHOTOGRAPHS**

### WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver, Colorado 80225

### Workingmen's Houses

HABS No. IA-159

Site Location:

200-300 blocks of South Locust Street; O block of Locust

Street

0-300 blocks of Southern Avenue 600-800 blocks of Dodge Street Dubuque, Dubuque County, Iowa

Cadastral grid: Sections 25 and 36, T89N R2E

USGS quadrangle: Dubuque South Iowa 7.5'

Present Owner:

various (see individual site data)
vacant; single-family residence

Present Usage: vacant; sing Present Condition: good / poor

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Construction Date: c.1855 - 1936

Architecture style: one- and two-story frame vernacular

The modest frame houses that align Southern Avenue and Significance: South Locust and lower Dodge streets typify the workingmen's residences built in Dubuque, Iowa, in the late 19th and early 20th centuries. Although built over an eighty year period, the buildings share certain characteristics of scale, configuration, orientation and materials. Some were constructed for speculative sale by real estate developers, but most were built by their initial tenants. Historically, the three neighborhoods included in this documentation (see overview) comprise the southern periphery of Dubuque, an area settled so predominantly by Irish working class families that it became known locally as "Dublin". With only a few exceptions, the neighborhoods have retained their residential character. The individual houses generally have survived with their overall profiles intact, although subsequent alterations and decades of deferred maintenance have obscured the stylistic origins of many of the structures. The area now faces serious impact from highway construction proposed by the Iowa Department of Transportation. As a result of this construction, most of the buildings will be razed and the composition of the neighborhoods altered irreparably.

Compiler:

Clayton B. Fraser, Fraserdesign, Loveland Colorado.

December 1988.

### Overview

Aligning Southern Avenue and South Locust and Dodge streets, the sixty-eight houses documented here as part of HABS No. IA-159 comprise three workingmen's neighborhoods [commonly known by their street names as Southern Avenue, South Locust Street and lower Dodge Street] in Dubuque, Iowa. These neighborhoods have been traditionally considered the southern periphery of the city. Most of the dwellings were built on land originally occupied by Dubuque's earliest lead mines. Although the character of the area evolved from the scattered mining claims of the 1840s into the suburban neighborhood of the 1880s and the marginal rental housing of the 1980s, the neighborhoods retain their distinctive working class character to the present.

### SOUTHERN AVENUE

Called the Military Road, Southern Avenue originally functioned as the main highway linking Dubuque to Iowa City and the south - a role it played until completion of Kerrigan Road [U.S. Highway 61] in 1957. The Military Road meandered northeast through a narrow valley before angling north into the city of Dubuque. Bounded on both sides by steep limestone bluffs, the valley was alternately known as Dirty Hollow, Cascade Road and Dillon's Furrow. This last name derived from O'Ferrall's Smelting Furnace located just south of the present-day intersection between Southern Avenue and South Locust Street.

The land in Dillon's Furrow was originally platted and sold by the federal government as irregularly shaped mineral tracts in 1847. Southern Avenue was abutted by seven mineral lots, held as follows:

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Mineral Lot 34
                26.45 acres
                              Lewis and Sullivan
Mineral Lot 36
                 9.59 acres
                              Welch
Mineral Lot 36a
                9.59 acres
                              W. Newman
Mineral Lot 37
                19.09 acres
                              James Fanning
Mineral Lot 39
                36.88 acres
                              Sarah Disney and Company
Mineral Lot 40a
                1.16 acres
                              John Breakev
Mineral Lot 50a
               11.59 acres
                              J. Burton
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Lead was mined in the valley from relatively unproductive claims in the 1840s and 1850s, and the few modest houses constructed along the road during this period were typically built by miners. O'Ferrall's Furnace was demolished sometime before 1857, following cessation of lead mining in the area. In its place the Gibbs Brothers soon constructed a sawmill, acquired about 1861 by Job S. Randall. The character of the valley began to change at this point, as the original mineral lots were subdivided into residential developments.

John Breakey, who held the smallest of the seven claims, was the first to convert the land along Southern Avenue into residential lots. In May 1855 he platted John Breakey's Dubuque, a ten-lot subdivision that lined the north side of the street. Averaging 60'x 190', the lots in Breakey's Dubuque were large by urban or suburban standards of the time but typical for this exurban setting. One of the first houses constructed in this neighborhood was that of Nicholas Thornton [HABS No. IA-159-AD]. A month after his plat was recorded, Breakey sold Lot 1 to Patrick McNamara for \$240. McNamara in turn subdivided his lot, and in October 1856 he sold the east 30' to Nicholas Thornton for \$200. Thornton built the existing three-story stone/frame structure soon thereafter. In July 1855 Breakey sold Lot 3 to Michael O'8rien for \$105. O'8rien died sometime before June 1859, and his widow Mary sold two lots of the subdivided property in 1865 to teamster Martin Dumphy. Dumphy built a large, two-story frame house [HABS No. IA-1259-AF] later that year. The Thornton and Dumphy houses are among the oldest dwellings remaining in the neighborhood.

Breakey was followed twelve years later by teamster Morty O'Connor, who platted a subdivision on the southern side of the street from a portion of Mineral Lot 37 in March 1867. Called O'Connor's Addition, the small development consisted of six lots that varied in size from 71'x 340' to 47'x 448'. William Rooney bought Lots 3 and 4 from O'Connor that July for \$450. Four years later he built a stone/frame house [HABS No. IA-159-Z] for himself on Lot 3. Five years later, Rooney's son James built a large frame house [HABS No. IA-159-AB] on Lot 4, next door to his father's house.

The largest and most important subdivision along Southern Avenue was the one platted in April 1875 by Sarah C. Disney, Job Randall and Isaac LaBoiteaux. This development straddled Southern Avenue, Disney, Wilde and Tressa Streets (the latter three streets were apparently never built). It consisted of a 16.5-acre tract of land - designated Lot 55 - for Randall's sawmill and 54 irregularly apportioned residential lots. Most of the houses in this study area are situated within this subdivision of Mineral Lot 39, including the John Coyne House [HABS No. IA-159-AC], built in 1881; the Jeremiah Mahoney House [HABS No. IA-159-V], built c.1880; the John McGee House [HABS No. IA-159-T], built c.1887; the Peter Colford House [HABS No. IA-159-X], built in 1887; and the Joseph Kelly House [HABS No. IA-159-Y], built c.1881. As the original mineral lots were subdivided into residential lots and houses were constructed in the 1870s and 1880s, the valley changed in character from a scattering of isolated claims and their attendant structures to that of a peripheral neighborhood, with similarly scaled frame dwellings lining the street on both sides.

### SOUTH LOCUST STREET

South Locust Street was until 1920 mapped as an extension of Southern Avenue. Although not physically part of the valley that comprised Dirty Hollow, it, too, derived its character from the Military Road and the limiting landforms. The highway here followed a narrow strip of land, bounded on the west by 200' limestone bluffs and on the east by a backwater of the Mississippi River. (This was filled in the early 20th century.) The South Locust Street neighborhood which developed along this stretch of the road consisted of two-story frame houses, built in generally succeeding order from north-to-south in the 1870s and 1880s.

The earliest residential development along this stretch of Southern Avenue was platted in November 1857. A subdivision of Mineral Lot 53, Stout's Dubuque consisted of ten residential lots located on both sides of the street. Its developer, lumber merchant Henry L. Stout, sold two lots to early Dubuque real estate developer Richard Bonson for \$500 a month after the platting. Bonson reportedly built five frame houses for speculation the following year. Of these, the Patrick Burke House [HABS No. IA-159-A] and the Johanna Scollard House [HABS No. IA-159-B] remain. In 1875 Michael Mahony bought another lot from Bonson and built a two-story frame house [HABS No. IA-159-E] on the property that year. In 1866 Bonson subdivided Mineral Lot 55 and City Lot 696A to form a second residential development. William Coates filed an addition to Stout's Dubuque in 1873, and in 1870 Lot 229 of the Union Addition was subdivided.

Dubuque capitalist and land speculator Alexander Levi platted the last small subdivision located along Southern Avenue in 1873. Consisting of nine parallelogrammatic lots on the west side of the street, Levi's Addition represented a more traditional residential land apportionment than did the unevenly divided additions elsewhere in Dirty Hollow. A number of the modest workingmen's houses constructed in the 1870s and 1880s in this tract are located in Levi's Addition, including the Dennis Powers House [HABS No. IA-159-J], built in 1877; the Bridget Mehan House [HABS No. IA-159-K], built c.1880; the Mary Brennan House [HABS No. IA-159-L], built c.1874; the Michael Fenton House [HABS No. IA-159-N], built in 1872; and the Michael Sullivan House [HABS No. IA-159-N], built in 1881.

### LOWER DODGE STREET

Lower Dodge Street, the third workingmen's neighborhood represented in this documentation, was for years locally known as Gas Hollow for the gas plant built at the foot of the hill in 1854. Like Dirty Hollow, the area consisted of a narrow valley bounded by limestone bluffs. A single road - Dodge Street - extended through the center of the valley; houses and mining claims lined both

sides of this street in an irregular pattern. Miners were the first to settle in the hollow. Among the earliest and best known of these was Timothy Kelly. A recluse, Kelly died in 1867, reportedly after burying thousands of dollars in gold coin in the bluff north of the street. The steep limestone bluff, which forms the valley's northern boundary, is known as Kelly's Bluff.

The composition of Gas Hollow gradually changed in the 1870s, as suburban residential neighborhoods replaced the scattered mining claims. One of the first of these developments was platted in 1869 from a portion of Out Lot 695 by Dubuque capitalists A.A. Cooper, William Newman and Edward Smyth near the corner of Bluff and Dodge streets. Consisting of fourteen lots lining the south side of Dodge Street, the subdivision developed quickly in the 1870s. Many of the two-story frame dwellings built in Newman, Cooper and Smyth's Addition were constructed before their owners acquired clear title to the property, perhaps indicating unrecorded leases or purchase agreements. Among these earliest structures were the Ann Walsh House [HABS No. IA-159-AQ], built in 1873; the Ann McQueen House [HABS No. IA-159-AR], also built in 1873; the Charles O'Toole House [HABS No. IA-159-AS], built c.1875; and the David Burns House [HABS No. IA-159-AU], built in 1878. Other small subdivisions were platted along Dodge Street by A.A. Cooper and John D. Bush.

The houses which comprise these three neighborhoods share several architectural characteristics which unite the streetscapes visually. Built predominantly in the 1870s and 1880s, most were two-story frame structures with facades oriented toward the street. Reflective of the limited means of their tenants, the buildings were modestly configured - typically side or front gabled boxes with simple detailing. Any stylistic expression was usually restricted to the columns, brackets and cornice of the front porch. More so than in other parts of the city, these houses were influenced by the physical restraints of their sites. The lots along South Locust Street were of average width, but the bluff immediately behind forced the buildings into a single-pen, I house plan. The lots on Dodge Street offered a narrower frontage, and the houses built here were relatively narrow and deep as a result. The lots on Southern Avenue were irregularly shaped, resulting in a variety of house types. The later dwellings which infilled between the 19th century houses generally shared the scale, configuration and fenestration of the earlier houses, differing only in degree from their predecessors.

All three neighborhoods were tied together culturally as well. Dubuque's two major early ethnic groups - the Germans and the Irish - polarized both socially

and physically. They settled in different parts of the city, building separate churches, printing separate newspapers and supporting separate merchants and banks. The north end of Dubuque was predominantly German, while the Irish settled along Dodge, Bluff, South Locust and Southern streets in south Dubuque. The ethnic composition of these latter neighborhoods was so overwhelmingly Irish that the area became known as "Dublin". Comprising Dubuque's First Ward, the population here was ethnically, religiously and politically identified with the Irish community. Josiah Conzett, a German Protestant immigrant revealed the mutual enmity between the two groups in his early description of Dubuque's Dublin:

Now the rest of the St to the end off [sic] Dublin now South Locust was all built up, but in one & two story frame buildings and below 1st St mostly hovels and shanties. Here lived the Irish population and for years decent people hardly dared go down that St from 1st for 3 or 4 blocks down. The place was all doggeries & low class boarding houses... Back of this for 1 or 1-1/2 miles up the village of West Dubuque [on Dodge Street] up to 1856 there were no houses. West Dubuque was a mining village of grogeries, cheap boarding houses and a few small stores. It was then like Dublin a tough place & street and up along the ravine [Gas House Hollow] was all small frame and logg [sic] shacks with a tough set of Irish people, saloons and small stores. It was unsafe for strangers even in daylight.

In addition to the ethnic concentration, a number of small family enclaves also developed along Southern Avenue as grown children remained in the neighborhood after moving from their parents' houses. William Rooney and his sons, James and Thomas, all built houses on the street in the 1870s [HABS Nos. IA-159-Z; IA-159-AB and IA-159-AM]. Perhaps the most important of these was the Kelly family. John H. Kelly first settled in the area in 1855, and before his death in 1891, he and his wife Mary had five children: Joseph, Mary, William, Michael and Julia. All but Julia remained within two blocks of their parents. [HABS Nos. IA-159-W; IA-159-Y; IA-159-AA]. By 1886 nineteen Kellys were listed on Southern Avenue. (Undoubtedly not all of these belonged to the single family; Kelly was, after all, a common 1 rish name.)

Despite the economic and geographic forces acting on them in recent decades, these three neighborhoods have maintained a notable continuity of use and appearance. The most serious exception is lower Southern Avenue, near the former site of Randall's sawmill. This area has given rise in recent years to several light industries, substantially diminishing the street's residential character. Similarly, the east side of South Locust Street, once marshland in the flood plain of the Mississippi River, has become the site of several suburban retail stores, with their attendant asphalt parking lots. The north side of Dodge Street for years housed the lumber yards of Peter J. Seippel Lumber Company; it has in recent years given way to strip highway development.

Many now used as rental properties, the majority of the dwellings in these tracts have suffered from years of deferred maintenance. Most have undergone varying degrees of alteration over the years, typically including construction of single-story frame rear or side additions, sheathing of the roofs with asphalt shingles and the walls with asphalt or asbestos-cement siding, installation of aluminum storm windows, and truncation or replacement of the original brick chimneys. The recent developments have impacted, but not destroyed, the late-19th century character of these proletariat neighborhoods. The area faces more serious impact from highway construction proposed by the Iowa Department of Transportation, however. As a result of this construction, most of the buildings will be razed and the composition of the neighborhoods altered irreparably.

Following is a list of the resources included under HABS No. IA-159, giving site name, address, date of construction and Iowa Department of Transportation site number:

HABS No.	Site Name	Site Address	Date	TOOT
1A-159-A	Patrick Burke House	205 South Locust Street	1868	2.15
IA-159-B	Johanna Scollard House	215 South Locust Street	1868	2.14
IA-159-C	225 South Locust Street	225 South Locust Street	1917	2.13
IA-159-D	John Lahr House	229 South Locust Street	1922	2.12
IA-159-E	Michael Mahony House	235 South Locust Street	1875	2.11
IA-159-F	Patrick Kennedy House	289 South Locust Street	1872	2.10
IA-159-G	Michael Flynn House	321 South Locust Street	1872	2.9
IA-159-H	329 South Locust Street	329 South Locust Street	c1870	2.8
IA-159-I	337 South Locust Street	337 South Locust Street	c1875	2.7
IA-159-J	Dennis Powers House	345 South Locust Street	1877	2. <b>6</b>
1A-159-K	Bridget Mehan House	359 South Locust Street	c1880	2.5
IA-159-L	Mary Brennan House	367 South Locust Street	c1874	2.4
IA-159-M	Michael Fenton House	375 South Locust Street	1872	2.3
IA-159-N	Michael Sullivan House	383 South Locust Street	1881	2.1
IA-159-0	70 Southern Avenue	70 Southern Avenue	1933	1.15
IA-159-P	89 Southern Avenue	89 Southern Avenue	1905	1.18
IA-159-Q	95 Southern Avenue	95 Southern Avenue	1905	1.20
IA-159-R	John H. Donahue House	98 Southern Avenue	1917	1.12
IA-159-S	Harry J. Donahue House	106 Southern Avenue	1936	1.11
IA-159-T	John McGee House	251 Southern Avenue	1887	1.22
IA-159-U	257 Southern Avenue	257 Southern Avenue	c1890	1.24
IA-159-V	Jeremiah Mahoney House		c1880	1.25
IA-159-W	John H. Kelly House	274 Southern Avenue	c1855	1.5
IA-159-X		283 Southern Avenue	1883	1.26
IA-159-Y	Joseph B. Kelly House	311 Southern Avenue	c1881	1.28

HABS No.	Site Name	Site Address	Date	IDOT
IA-159-Z	William Rooney House	314 Southern Avenue	1871	1.3
IA-159-AA	William H. Kelly House	329 Southern Avenue	c1885	1.29
IA-159-AB	James Rooney House	354 Southern Avenue	1876	1.2
IA-159-AC	John Coyne House	357 Southern Avenue	1881	1.30
IA-159-AD	Nicholas Thornton House	365 Southern Avenue	c1856	1.31
IA-159-AE	George R. Spark House	381 Southern Avenue	1912	1.32
IA-159-AF	Martin Dumphy House	387 Southern Avenue	1865	1.33
IA-159-AG	Michael Cane House	391 Southern Avenue	1881	1.34
1A-159-AH	Phillip M. Purcell House	393 Southern Avenue	1 <del>9</del> 25	1.35
1A-159-A1	Jeremiah Crowley House	388 Southern Avenue	1921	1.58
IA-159-AJ	Alexander C. Colford House		1875	1.59
IA-159-AK	Eliza Doyle House	376 Southern Avenue	c1887	1.60
IA-159-AL	372 Southern Avenue	372 Southern Avenue	c1880	1.61
IA-159-AM	Thomas Rooney House	368 Southern Avenue	c1880	1.62
IA-159-AN	Timothy Kelly House	364 Southern Avenue	c1872	1.63
IA-159-A0	James Welsh House	616 Dodge Street	c1874	3.19
IA-159-AP	Patrick Scarry House	636 Dodge Street	c1872	3.18
IA-159-AQ	Ann Walsh House	642 Dodge Street	1873	3.17
IA-159-AR	Ann McQueen House	650 Dodge Street	1873	3.16
IA-159-AS	Charles O'Toole House	654 Dodge Street	c1875	3.15
IA-159-AT	John Byrne House	666 Dodge Street	c1875	3.14
IA-159-AU	David Burns House	670 Dodge Street	1878	3.13
IA-159-AV	Catherine Wilson House	678 Dodge Street	c1875	3.12
IA-159-AW	Margaret Tracy House	682 Dodge Street	c1879	3.11
IA-159-AX	Adam P. Berg House	770 Dodge Street	c1890	3.10
IA-159-AY	784 Dodge Street	784 Dodge Street	1891	3.9
IA-159-AZ	Matthew Clancy House	794 Dodge Street	1891	3.8
IA-159-BA	William P. Hipman House	804 Dodge Street	1898	3.7
IA-159-BB	Frank Theno House	809 Dodge Street	1914	3.22
IA-159-BC	810 Dodge Street	810 Dodge Street	unk.	3.6
IA-159-BD	William P. Hipman House	816 Dodge Street	1927	3.5
IA-159-BE	James P. Strain House	821 Dodge Street	1914	3.21
IA-159-BF	John McNulty House	824 Dodge Street	1868	3.4
IA-159-BG	827 Dodge Street	827 Dodge Street	1896	3.20
1A-159-BH	Daniel J. Sullivan House	830 Dodge Street	1888	3.3
IA-159-B1	James Martin House	844 Dodge Street	1886	3.2
IA-159-BJ	William Coughlin House	860 Dodge Street	1875	3.1
1A-159-BK	Ann Morris House	358 Southern Avenue	1874	1.1
IA- 159-BL	37-39 Locust Street	37-39 Locust Street	1896	4.27
IA-159-BM	31-35 Locust Street	31-35 Locust Street	c1880	4.28
IA-159-BN	27-29 Locust Street	27-29 Locust Street	1884	4.29
1A-159-BO	19 Locust Street	19 Locust Street	c1856	4.30
IA-159-BP	Nicholas M. Sutton House	9 Locust Street	c1909	4.31

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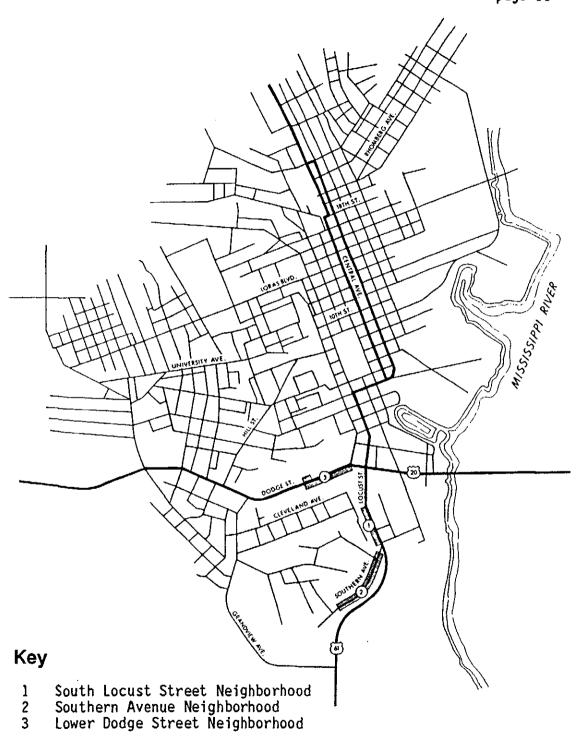
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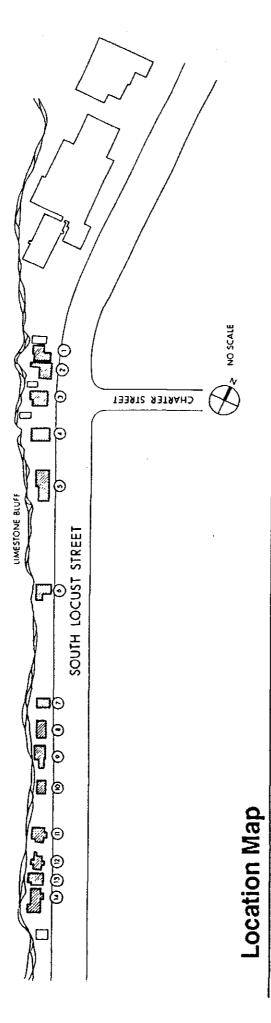
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LOCATION MAP Dubuque, Iowa
Taken from USGS Dubuque North and Dubuque South 71/2 Minute Quadrangle Maps

Workingmen's Houses

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trick Burke House	∞	IA-1S9-H		329 South Locust Street
hanna Scollard House	6	IA-159-1		337 South Locust Street
5 South Locust Street	10	IA-159-J		Dennis Powers House
hn Lahr House	Ξ	IA-159-K		Bridget Mehan House
chael Mahoney House	13	IA-159-L		Mary Brennan House
trick Kennedy House	13	IA-159-M		Michael Featon House
chael Flynn House	14	IA-159-N	383 5. Locust Street	Michael Sullivan House

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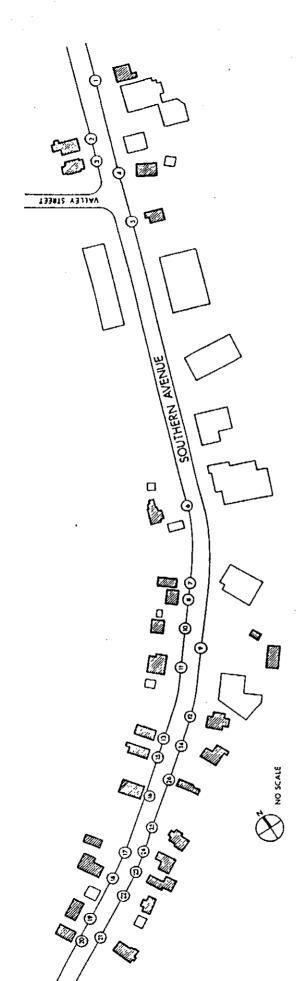
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# SOUTH LOCUST STREET NEIGHBORHOOD

Houses included in HABS documentation indicated by shading

Workingmen's Houses

HABS No. IA-159 page 13



### **Location Map**

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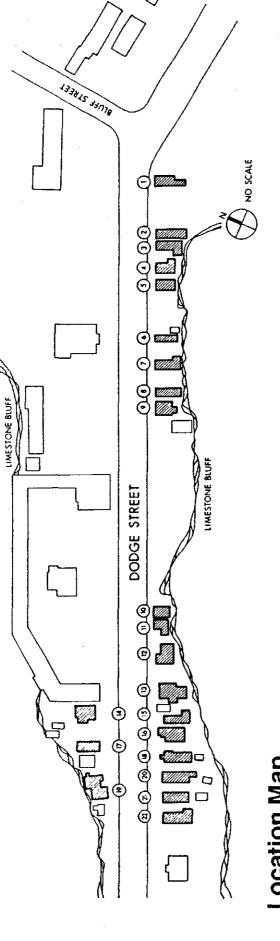
70 Southern Avenue	89 Southern Avenue	95 Southern Avenue	John H. Donahue House	Harry J. Donahue House	John McGee House	257 Southern Avenue	Jeremiah Mahoney House	John H. Kelly House	Peter Colford House	Joseph B. Kelly House	William Rooney House	William H. Kelly House
Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue
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James Rooney House	John Coyne House	Micholas Thornton House	George R. Spark House	Martin Dumphy House	Michael Cane House	Phillip M. Purcell House	Jeremiah Crowley House	Alexander C. Colford House	Eliza Doyle House	372 Southern Avenue	Thomas Rooney House	Timothy Kelly House
Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue	Avenue
Southern	357 Southern Avenue	Southern Avenue	Southern	Southern Avenue	Southern Avenue	Southern Avenue	Southern Avenue	Southern Avenue	Southern	Southern Avenue	Southern Avenue	Southern Avenue
354	357	365	381	387	391	393	388	384	376	372	368	364
IA-159-A8	[A-159-AC	[A-159-AD	IA-159-AE	IA-159-AF	IA-159-AG	IA-159-AH	IA-159-AI	IA-159-AJ	IA-159-AK	IA-159-AL	IA-159-AM	IA-159-AN

### SOUTHERN AVENUE NEIGHBORHOOD 3/2 Southern Avenue 368 Southern Avenue 364 Southern Avenue IA-159-A1 IA-159-AJ IA-159-AK IA-159-AL IA-159-AM IA-159-AN

Houses included in HABS documentation indicated by shading

Workingmen's Houses HABS No. IA-159 page 14



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IA-159-A0	IA-159	14-150		CT_W1	1A-1S	14-14		TA-TO	[A-15		T-WT	I A - 1		A-1	

## LOWER DODGE STREET NEIGHBORHOOD

Houses included in HABS documentation indicated by shading